

**CALENDAR ITEM
C62**

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02/20/15

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PRC 7787.1

J. Sampson

**GENERAL LEASE – RECREATIONAL AND
PROTECTIVE STRUCTURE USE**

APPLICANT:

Leona Marie Beaver, Trustee of the Leona Marie Beaver Revocable Living Trust,
dated June 16, 2010

AREA, LAND TYPE, AND LOCATION:

Sovereign land located in Georgiana Slough, adjacent to 653 West Tyler Island
Bridge Road, near the city of Isleton, Sacramento County.

AUTHORIZED USE:

Continued use and maintenance of an existing floating boat dock, covered
storage, two pilings, gangway, and bulkhead.

LEASE TERM:

10 years, beginning August 15, 2014

CONSIDERATION:

Floating boat dock, covered storage, two pilings, gangway: \$125 per year,
with an annual Consumer Price Index adjustment.

Bulkhead: The public use and benefit, with the State reserving the right at any
time to set a monetary rent if the Commission finds such action to be in the
State's best interests.

SPECIFIC LEASE PROVISIONS:

Liability insurance in an amount no less than \$1,000,000 per occurrence.

OTHER PERTINENT INFORMATION:

1. Applicant owns the upland adjoining the lease premises.
2. On August 17, 2004, the Commission authorized issuance of a 10-year
General Lease – Recreational and Protective Structure Use to Palmyre B.
Van De Maele, C/O Leona Beaver. That lease expired on August 14,

CALENDAR ITEM NO. **C62** (CONT'D)

2014. On March 10, 2014 the lessee deeded their interest to Leona Marie Beaver, Trustee of the Leona Marie Beaver Revocable Living Trust, dated June 16, 2010. The new owner is now applying for a General Lease – Recreational and Protective Structure Use.

3. The bank protection will mutually benefit both the public and the Applicant. The bank of the Sacramento River will have additional protection from wave action provided at no cost to the public.
4. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

5. This activity involves lands which have NOT been identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq.; however, the Commission has declared that all lands are “significant” by nature of their public ownership (as opposed to “environmentally significant”). Since such declaration of significance is not based upon the requirements and criteria of Public Resources Code section 6370 et seq., use classifications for such lands have not been designated. Therefore, the finding of the project’s consistency with the use classification as required by California Code of Regulations, Title 2, section 2954 is not applicable.

EXHIBITS:

- A. Land Description
- B. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

CALENDAR ITEM NO. **C62** (CONT'D)

AUTHORIZATION:

Authorize issuance of a General Lease – Recreational and Protective Structure Use to Leona Marie Beaver, Trustee of the Leona Marie Beaver Revocable Living Trust, dated June 16, 2010, beginning August 15, 2014, for a term of 10 years, for continued use and maintenance of an existing floating boat dock, covered storage, two pilings, gangway, and bulkhead, as described in Exhibit A and shown on Exhibit B (for reference purposes only), attached and by this reference made a part hereof; consideration for the floating boat dock, covered storage, two pilings, and gangway: \$125 per year, with an annual Consumer Price Index adjustment; consideration for the bank protection: the public use and benefit, with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interests; and liability insurance in an amount no less than \$1,000,000 per occurrence.

EXHIBIT A

PRC 7787.1

LAND DESCRIPTION

A parcel of tide and submerged land situate in the bed of Georgiana Slough, lying adjacent to Swamp and Overflowed Survey Number 647, patented on January 8, 1868, on file in Book 3, Page 218 of Swamp and Overflowed Survey patents at the Sacramento Office of the California State Lands Commission, County of Sacramento, State of California, described as follows:

All those lands underlying an existing floating dock, covered storage, gangway and two pilings lying adjacent to that parcel described in Exhibit A of Grant Deed recorded on March 10, 2014 in Book 20140310, Page 0790, Official Records of said County.

TOGETHER WITH any applicable Impact Area(s).

ALSO TOGETHER WITH all those lands lying immediately beneath any existing bank protection structure adjacent to said parcel.

EXCEPTING THEREFROM any portion lying landward of the Ordinary High Water Mark of the right bank of Georgiana Slough.

Accompanying plat is hereby made part of this description.

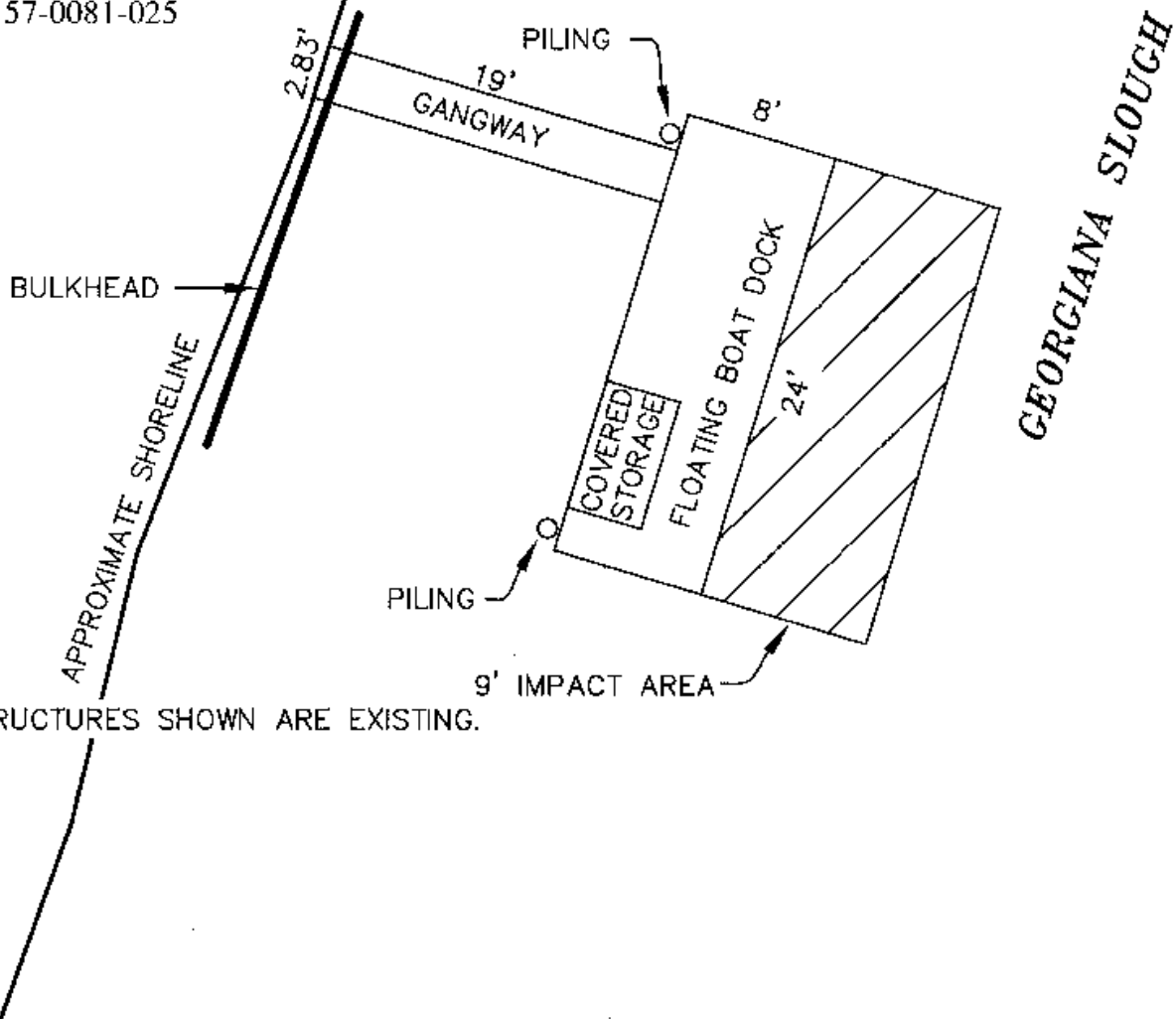
END OF DESCRIPTION

Prepared 11/13/2014 by the California State Lands Commission Boundary Unit.





APN 157-0081-025



*ALL STRUCTURES SHOWN ARE EXISTING.

EXHIBIT A

Page 2 of 2

DJF 11/13/14

LAND DESCRIPTION PLAT
PRC 7787.1, BEAVER
SACRAMENTO COUNTY

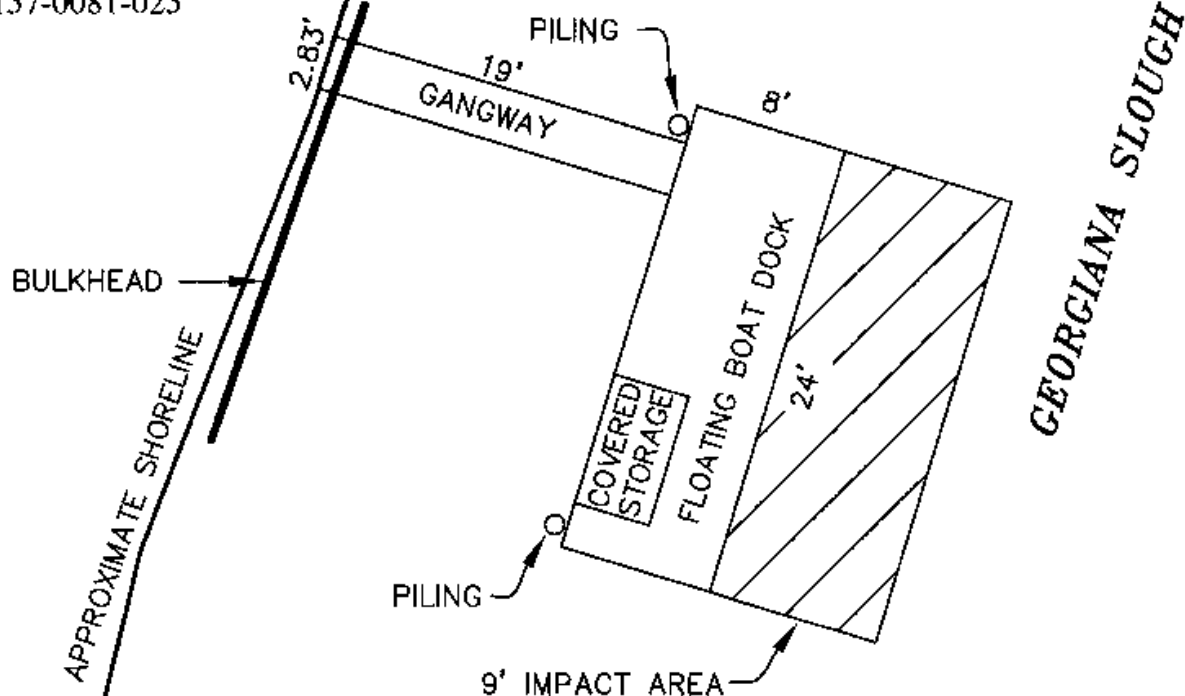
CALIFORNIA STATE
LANDS COMMISSION



NO SCALE

SITE

APN 157-0081-025



*ALL STRUCTURES SHOWN ARE EXISTING.

653 TYLER ISLAND BRIDGE ROAD, ISLETON

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

Exhibit B

PRC 7787.1

BEAVER

APN 157-0081-025

GENERAL LEASE -

RECREATIONAL & PROTECTIVE

STRUCTURE USE

SACRAMENTO COUNTY



DJF 11/13/14